

State of California  
Business, Transportation & Housing Agency  
Department of Transportation

HIGHWAY RIGHT OF WAY MATTERS  
Director's Deeds  
Items 1 through 14

Prepared By:  
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CTC Meeting: December 12-13, 2001  
  
Agenda Item: 2.4d.

*Original Signed By:* \_\_\_\_\_  
ROBERT L. GARCIA  
Chief Financial Officer  
December 1, 2001

### DIRECTOR'S DEEDS

The Department of Transportation recommends the California Transportation Commission authorize the execution of the attached Directors Deeds, Items 1 through 14. The conveyances of excess State-owned real property, including exchanges, are pursuant to Section 118 of the Streets and Highways Code. The items included on this agenda involve an estimated current value of \$2,375,000. The State will receive a return of \$2,563,600 from the sale of these properties. A recapitulation of the items presented follows:

Deeds by which fee title is to be conveyed: 14

01 04-SM-101-18.1 San Mateo  
Disposal Unit DD010407-01-01 1,848 m<sup>2</sup>  
Convey to City of San Mateo \$1,215,000.00 (Appraisal \$1,215,000.00)  
Credit received represents appraised value of parcels being exchanged pursuant to Right of Way  
Contract dated November 9, 2001.

02 04-SM-101-1.13 East Palo Alto  
Disposal Unit DD001203-03-01 1,739.4 m<sup>2</sup>  
DK018983-01-01  
Convey to City of East Palo Alto \$592,200.00 (Appraisal \$592,200.00)  
Credit received represents appraised value of parcels being exchanged pursuant to Cooperative  
Agreement dated January 8, 2001.

03 07-LA-105-3.5 Inglewood  
Disposal Unit DD055568-01-01 11,866 s.f.  
Convey to Lennox School District \$124,500.00 (Appraisal \$124,500.00)  
Selling price represents the appraised value received from a public agency.

04 07-LA-105-16.7 Downey  
Disposal Unit DD058943-01-01 4,295 s.f.  
Convey to Cesar Arboleas, et ux \$51,000.00 (Public Sale Estimate \$37,000.00)  
Selling price represents the highest bid received at the first public sale.

05 07-LA-110-16.3 Los Angeles County  
Disposal Unit DD073408-01-01 3,039 s.f.  
Convey to Eric L. Shepherd, et al \$27,000.00 (PSE \$23,000.00)  
Selling price represents the highest bid received at first public sale.

06 07-LA-110-16.3 Los Angeles  
Disposal Unit DD073409-01-01 3,547 s.f.  
Convey to Ramon Cartznes \$33,000.00 (PSE \$30,000.00)  
Selling price represents the highest bid received at the second public sale.

07 07-LA-110-16.3 Los Angeles  
Disposal Unit DD073414-01-01 5,091 s.f.  
Convey to Senco LLC \$51,000.00 (PSE \$40,000.00)  
Selling price represents the highest bid received at the first public sale.

08 07-LA-110-16.1 Los Angeles  
Disposal Unit DD073417-01-01 3,766 s.f.  
Convey to Reginald Furbert \$32,000.00 (PSE \$30,000.00)  
Selling price represents the highest bid received at the first public sale.

09 07-LA-110-15.4 Los Angeles  
Disposal Unit DD073458-01-01 2,664 s.f.  
Convey to Ramon Cartznes \$17,900.00 (PSE \$21,000.00)  
Selling price represents the sole bid received at the second public sale.

10 07-LA-105-15.6 Downey  
Disposal Unit DD980465-01-01 6,181 s.f.  
Convey to J.J. Macias Construction Co. \$126,000.00 (PSE \$91,000.00)  
Selling price represents the highest bid received at the first public sale.

11 07-LA-105-2.9 Hawthorne  
Disposal Unit DD980468-01-01 11,505 s.f.  
Convey to Herb Chiles \$81,000.00 (PSE \$43,100.00)  
Selling price represents the highest bid received at the first public sale.

12 07-LA-105-4.1 Hawthorne  
Disposal Unit DD980499-01-01 6,610 s.f.  
Convey to Raul Godinez \$39,000.00 (PSE \$24,800.00)  
Selling price represents the highest bid received at the second public sale.

<u>13</u> 07-LA-105-9.2	Los Angeles
Disposal Unit DD980507-01-01	5,494 s.f.
Convey to Kathryn Holloway	\$47,000.00 (PSE \$12,400.00)
Selling price represents the highest bid received at the first public sale.	

  

<u>14</u> 07-LA-105-15.6	Los Angeles
Disposal Unit DD980515-01-01	6,000 s.f.
Convey to J.J. Macias Construction Company	\$127,000.00 (PSE \$91,000.00)
Selling price represents the highest bid received at the first public sale.	

# SUMMARY OF DIRECTOR'S DEEDS

## PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - DECEMBER 2001

Table I - Volume by Districts

District	Direct Sales	Public Sales	Non-Inventory Conveyances	Other Funded Sales	Total Items	Current Estimated Value	Return From Sales	Recovery %
								% Return From Sales Current Value
01					0	\$0	\$0	
02					0	\$0	\$0	
03					0	\$0	\$0	
04	2				2	\$1,807,200	\$1,807,200	100%
05					0	\$0	\$0	
06					0	\$0	\$0	
07	1	11			12	\$567,800	\$756,400	133%
08					0	\$0	\$0	
09					0	\$0	\$0	
10					0	\$0	\$0	
11					0	\$0	\$0	
12					0	\$0	\$0	
<b>Total</b>	<b>3</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>\$2,375,000</b>	<b>\$2,563,600</b>	<b>108%</b>

Table II - Analysis by Type of Sale

Type of Sale	# of Items	Current Estimated Value	Return From Sales	Recovery %
				% Return From Sales Current Value
<b>Direct Sales</b>	3	\$1,828,200	\$1,825,100	100%
<b>Public Sales</b>	11	\$546,800	\$738,500	135%
<b>Non-Inventory Conveyances</b>	0	\$0	\$0	
<b>Sub-Total</b>	14	\$2,375,000	\$2,563,600	108%
<b>Other Funded Sales</b>	0	\$0	\$0	
<b>Total</b>	<b>14</b>	<b>\$2,375,000</b>	<b>\$2,563,600</b>	<b>108%</b>